

**CITY OF DELTONA, FLORIDA  
COMMERCE PARK RESEARCH PROJECT SUB-COMMITTEE MEETING  
FRIDAY, JANUARY 9, 2015**

A Regular Meeting of the Commerce Park & Performing Arts/Historical Facility Sub-Committee was held on Friday, January 9, 2015 in the City of Deltona's 2<sup>nd</sup> Floor Conference Room at 2345 Providence Blvd., Deltona, Florida.

**1. CALL TO ORDER:**

The meeting was called to order at 3:32 p.m. by Chairperson Boggs.

**2. ROLL CALL & DETERMINATION OF QUORUM:**

Chairperson	Tanya Boggs	Present
Vice Chairperson	Christine Peacock	Excused
Sub-Committee Member	Eric Alexander	Present
Sub-Committee Member	Jean Armstrong	Present
Sub-Committee Member	Roy Braddy	Present
Sub-Committee Member	Joe Cerrato	Present
Staff Liaison	Jerry Mayes	Present

**3. PLEDGE OF ALLEGIANCE:** Pledge was recited.

**4. REVIEW AND APPROVAL OF MINUTES:**

**A. Adoption of Minutes – November 14, 2014:**

Chairperson Boggs asked the members if they had a chance to review the minutes from November 14, 2014 and if there were any questions or recommendations for revisions.

**Motion was made by Member Cerrato, seconded by Member Armstrong to approve the November 14, 2014 minutes as written.**

**Motion carried with members present voting unanimous.**

**5. WELCOME OF PUBLIC SECTOR PARTICIPANTS, GUESTS AND PUBLIC ATTENDEES:**

Chairperson Boggs stated guest Sandi Jackson, Administrative Assistant for the Mayor and Commission, left before she could be welcomed. Member Braddy stated we still can since we are recording. Member Armstrong commented "welcome also" and Member Alexander replied "ditto".

Chairperson Boggs welcomed guest Kevin Finn with Enterprise Preservation Society and stated he will be talking with us in just a few moments.

Mr. Finn replied thank you very much.

**6. CITY LIAISON REPORT:**

Mr. Mayes reviewed the one page, two-sided report. He stated the big thing in the last two weeks was the groundbreaking for Florida Hospital Deltona Medical facility. Mainly Commerce Park Sub-committee members not EdMed Sub-committee members attended and he thanked them very much. The groundbreaking for the Walmart Neighborhood Market will be in the next two to three weeks. This is ceremonial and the lot is being cleared. A separate ceremony will take place for the Sterling Retail Plaza,

which is the 14,500 square foot plaza adjoining on the same piece of land. Florida Hospital had their groundbreaking and the ribbon cutting should be in the third or fourth quarter of the year. He stated RaceTrac's groundbreaking was supposed to be in the first quarter of 2015 but they are still working on changes to their plans. Duke Energy's ribbon cutting will be the first quarter of 2015, Tractor Supply is tentative for February 11<sup>th</sup> and January 22<sup>nd</sup> will be Riverside Cycle fitness at 777 Deltona Blvd. in the Fountains Plaza at 10 a.m. Mr. Mayes asked the members to look over the other items on the report.

Chairperson Boggs asked if there were any questions. Mr. Mayes stated there is a lot happening.

## **7. OLD BUSINESS:**

### **A. Report from Members Armstrong and Braddy on findings for historical facilities.**

Chairperson Boggs stated Members Armstrong and Braddy did research on historical facilities and asked if there were any updates.

Member Braddy replied he sent the schematics that were received from Pinellas and contacted a company that could actually build it if the City wants to. Mr. Mayes stated they have looked at the small schematics and he is holding on to the large set like blueprints and Fort Foster will be addressed later in the meeting.

Member Armstrong stated Fort Christmas still has not responded. She was going to make a trip out there but wants to make sure someone would be there to talk to. She stated they have a lot going on and it is a full park. Fort Florida is not on the actual grounds by the river, a simulation depicting what life was like was rebuilt close to the original location. There are guided tours and they will charge for large groups. They had a gift shop but have closed that. When future phases are complete, they may have another gift shop. There are depictions of cowboy tools and equipment and the clothing of the Seminole Indians. She states she is still working on this but there is a lot of information online by doing a Google search of Fort Florida. This is a reproduction of what life was like, not an exact replica. She stated if there is a historical society formed, we have this information and maybe there could be donations from families.

Chairperson Boggs thanked both members for their work on this.

## **8. NEW BUSINESS:**

### **A. Guest speaker, Kevin Finn of the Enterprise Preservation Society, to speak about the EPS journey toward a historical facility, the "Enterprise Museum".**

Chairperson Boggs introduced Kevin Finn from the Enterprise Preservation Society (EPS) and he will be talking about the steps to reintroduce the Schoolhouse. She stated she took classes in that School at Enterprise Elementary, has been there once and would like to see it again. There are some new things coming up and they just had the Africa Exhibit.

Mr. Finn replied one of the members gave a picture and video presentation on Tuesday night of an action safari in Africa and there was a great turnout. Another presentation is coming next month. February is Local Artist Month where local artists' goods will be displayed and some will be for sale. In March they will have the Laura Ingalls Wilder traveling display. This was promised to them two years ago but the EPS was not ready. They will have the display for one month and it will be the only place in Florida this year.

Mr. Finn discussed the history of the EPS and the building. The EPS was formed in 2004. The history of Enterprise dates back to Christmas Eve of 1841 when Cornelius Taylor landed on the North Shore of

Lake Monroe and started a town. Enterprise became the central hub for Central Florida due to steamboat travel on the St. John's River. Once the County seat of three different counties: Mosquito County, Orange County and Volusia County. The County seat then moved to Deland. Mr. Finn has collected artifacts and a large portion of his collection is in the museum. In 2004 Volusia County offered the building (Schoolhouse) to EPS. They were a fledgling organization trying to protect the borders and keep Enterprise on the map. The historical preservation part really kicked in to maintain their identity. They never had any idea that they would undertake a project like the building. ECHO gave them a grant for \$78,000 and they hired Tom Youngblood out of Lake Monroe Florida to move the building. One of the residents purchased the lot on Main St. and deeded it to the EPS. The EPS was thrilled to have a piece of land and a building but they had no idea of what they were facing: the costs involved and the hurdles they went through. There were a lot of surprises. The site work was \$180,000, the electrical work all needed redone, and a handicap ramp on the back, a handicap entrance and a unisex handicap accessible bathroom were installed. All through amazing volunteers. There are over 7,000 donated man hours in the restoration for the inside of the building. On the first floor, the wood has been stripped and refinished and the walls have been repainted to the original colors.

Mr. Finn went on to discuss the design of the building, the classroom set-up with a period classroom and the exhibits with details in the recorded minutes.

Mr. Finn stated they are currently open three days a week, Tuesdays and Fridays and Saturdays from 9 am to 1 pm. The EPS wanted a museum, something to draw the people, draw the community together and a learning center. Once the upstairs has the proper access one of the rooms will be a free research library.

Mr. Finn stated funding is from miscellaneous grants, fundraising and donations. February 21<sup>st</sup> is the 6<sup>th</sup> Annual Chili Cook Off that draws a huge crowd. Smaller events are held in the summer and in October there is the Old Enterprise Festival which has drawn up to 5,000 people.

Mr. Finn stated they are proud to be open, the building looks fantastic, a half million dollars has been spent and everything is paid for. They only owe the City of Deltona for water and the power bill. They will not undertake a project until they have the funding to complete it. Currently the traffic through the building does not support it. It is a donation-based museum with a suggestion donation of \$5.

Mr. Finn welcomed them to come see the building, built in 1936 with original hard pine floors, he stated "the place is amazing." He asked the Sub-committee if he could answer any questions.

Member Alexander confirmed the donation fee of \$5.

Mr. Finn stated it is a suggested donation. Donations are asked for in big events and a program is printed which includes the advertisers. For festivals, tee shirts are printed and the big ticket sponsors are printed on the back. He stated it is an all-volunteer facility. The site is designed to accommodate a future building. Long term goals include a cracker style building with a wrap-around porch and commercial kitchen in order to hold events from a town meeting to a wedding reception.

Chairperson Boggs asked how many visitors attend on a regular basis.

Mr. Finn replied walk-in visitors average between zero and five per day but they are hoping that increases as the word gets out. The advertising budget is slim. A rack card will be put into the local hotels and the trail close by has brought in some people. A courtyard is being planned for the front of the building with a bicycle rack. He stated there is not a sidewalk on that side of the street down to the trail and they would like to address that.

Mr. Mayes stated traffic is not real heavy, even on Main St. Mr. Finn replied there is a lot of motorcycle traffic.

Member Alexander asked how funding is done for events. With extra liability insurance, PA systems, etc. he asked if participants are charged.

Mr. Finn replied the money is paid up front. PA systems residents have. There is a diverse group of people on the Board of Directors including a teacher and three engineers. He has 30 years of experience in construction so the group can handle any needs or they know somebody that can. They built their own stage and any music is by volunteers. Meals may be donated to the band and 99% of the time there is a fresh beverage center. There is a \$10 fee per team for the Chili Cook-off and guests pay \$5 and receive a bracelet and one spoon. He stated this year a gentleman, Bob Sayer, who is referred to as "Whiskey Bob" is looking for donations from a couple of local micro breweries. EPS will showcase their beer for sale at the events. Mr. Finn stated their insurance company does cover events and a one day alcohol permit costs \$100. The Chili Cook-off can make \$3,500 to \$4,000 in a day. The festival is a big fundraiser and generally brings in \$5,000 to \$6,000.

Member Alexander asked when EPS was being structured, who initiated it and how was the Board of Directors formed.

Mr. Finn replied the group was formed because there was a lot of talk about the City of DeBary annexing Enterprise. Then Deltona's rapid growth involved annexation of properties. There was a big meeting with about 100 people with a group discussion about choosing their best choice, DeBary or Deltona. He stated Mark Matzinger, who was Chairman at the time, asked "why don't we incorporate ourselves?" The matter was researched and Enterprise did not meet the requirements by the State of Florida to become an incorporated City. The Enterprise Preservation Society, a legitimate 501C3 organization, was formed to save the town. They had no idea they would have a building which brought a lot of public exposure and respect from the County and the City of Deltona.

Mr. Finn went on to discuss some of the history in Deltona including a Seminole Indian war fort, Jay Fairbairn Smith, the first Mayor of Deltona for a day, Lake Gleason with a paddle wheel boat named the Deltona Queen, the kidnapping and ransom of Barbara J. Mackle who was buried under ground and wrote a book titled 83 Hours Till Dawn, the first house in Deltona, and the price of a lot for \$995 and a house for \$16,500.

Member Alexander stated individuals put up the money to start the EPS. Mr. Finn replied yes.

Chairperson Boggs asked how the EPS is attracting and retaining people on the Board of Directors and volunteers.

Mr. Finn replied we have a really good group and currently have two vacancies on the Board. The by-laws now allow outsiders. He stated it is hard to get the volunteers. Facebook, a newsletter called the Lakeside Ledger, and word of mouth attracts people to them. One of their members, Cindy Sullivan, is on the River of Lakes Heritage Corridor. She has helped and the local press has been good. People came down from as far as Jacksonville for the grand opening.

Mr. Finn discussed the history with Captain Jacob Brock and his descendent Dorothy Brock, who is now close to 80 living in Atlanta.

Chairperson Boggs asked what other options were available like a State Park or County Park.

Mr. Finn replied it is the pride in the community of Enterprise. He stated DeBary Hall started as a private venture and over the years the County stepped in. EPS is constantly looking at ways to generate income and they have had some very nice donations from the community. He discussed the fight for the Thornby property and how funding is now coming from the County and the City.

Member Armstrong asked if there is a full website. Mr. Finn replied yes, OldEnterprise.org but they need to dedicate a person with the skill of webmaster. Membership to the organization is \$12 year with full voting rights and a newsletter.

Chairperson Boggs stated there is also a Facebook page. Mr. Finn stated there are two Facebook pages by the EPS and the Enterprise Heritage Center and Museum.

Member Cerrato thanked Mr. Finn for coming in and stated he will be coming by soon. Mr. Finn welcomed everybody.

Chairperson Boggs thanked Mr. Finn for coming and stated he has been a wealth of information as the Sub-committee members determine what to recommend to the Commission. Mr. Finn stated he would be happy to assist in any way he can and provided his email address.

Chairperson Boggs stated the next meeting will be a field trip to the Enterprise Museum. Mr. Mayes confirmed the next meeting will be February 13<sup>th</sup> at 3:30 at the Enterprise Museum.

Mr. Finn stated there can be a tour and the meeting can be held in the Board of Directors room. All members agreed.

Mr. Finn stated there is a big thank you event for Pat Northey on Saturday, January 10<sup>th</sup> from 11 am to 2 pm with food and a beer tent. Ms. Northey's hands, feet and signature will be placed in concrete and put in the courtyard. He stated her feet will be included because of the trails and he discussed the location of the trail.

Mr. Mayes stated one of the things this DEDAB Sub-committee has been assigned by the Commission is the historical facilities. He mentioned Fort Kingsbury and stated they have the blueprints for Fort Foster, so he wants to meet with Tim Bailey, Pat Northey, Mr. Finn and a representative from DEDAB. He explained the guidelines regarding the members and the Sunshine Law.

Chairperson Boggs discussed the field trips in the upcoming months.

Member Cerrato commented it is a great idea and a regular meeting will also be held.

Mr. Mayes stated it is important that the members attend so there is quorum.

Member Braddy commented he liked it and Member Armstrong stated "I think it's great." The members thanked Mr. Mayes.

Mr. Mayes stated he is requesting staff and one CPPA volunteer member to visit and film Fort Foster and Hillsborough State Park in Tampa, FL in the latter part of February or early March. Member Braddy stated he would not be available in the next four weeks but to pencil him in.

Chairperson Boggs suggested the members visit the websites of the upcoming field trips so questions will be prepared before the tour.

Mr. Mayes suggested questions be sent to him ahead of time and he will send them to the person giving the tour. He listed the places for the field trips including the Enterprise Museum, Deltona Veteran's Museum, the Gateway Center and the Sanborn Activity Center in Deland.

Chairperson Boggs stated this is the right direction to take at this time.

**9. PUBLIC AND PUBLIC SECTOR PARTICIPANT'S CONTRIBUTIONS:**  
(Four minute limit)

None.

**10. MEMBER COMMENTS:**

Member Alexander is pleased Mr. Finn came in and appreciates his knowledge.

Member Braddy seconds that and appreciates Mr. Finn coming in and sharing his experience. He stated "what you have told us will probably help us from hitting any roadblocks you may have and we welcome your partnership."

Chairperson Boggs stated we have several months of good information to absorb so the Sub-committee can make a good recommendation and thanked Mr. Finn for coming.

Member Armstrong stated "ditto", she appreciates all the information. She is excited about the field trips so they may absorb more information in order to make a good recommendation.

Member Cerrato asked if the members are allowed to request information from staff regarding grants. He stated any costs will have to be budgeted and the Sub-committee needs to be prepared with serious numbers, "concepts are great but we need numbers." He has his some other ideas along the lines of Jacob Brock and a steamboat attraction, or a botanical garden.

Mr. Mayes replied at the time a recommendation and potential partnership is ready for the Commission, the Sub-committee can request what grants could be used. In July, he can request Cheryl Atkins, the Grants Coordinator, be the guest speaker. Member Cerrato asked if July is enough time. Mr. Mayes replied the Sub-committee is busy until then. A report will need to be prepared for a recommendation and he described the necessary steps.

Member Braddy asked if an additional meeting could be called and discussion ensued on what the logistics are. Mr. Mayes replied he will check the By-laws but it is possible if the Chairperson calls a special meeting and it is properly documented and posted.

Member Alexander stated the money is going to be a big factor and a lot of individuals will have to be on board. The City will want to see a facility self-funded. Mr. Mayes stated the EPS is a 501C3, which is a non-profit and can go for foundation and community grants. Mr. Mayes discussed the potential of a memo of understanding (MOU) with EPS on future projects.

**11. NOTICE OF THE NEXT MEETING DATE AND TIME:**

Next meeting will be Friday, February 13th, 2015 at 3:30 p.m. at the Enterprise Heritage Center.

**12. ADJOURNMENT:**

Motion was made by Member Armstrong, seconded by Member Cerrato to adjourn the meeting.

**Motion carried with members present voting unanimously.**

Meeting adjourned at 4:32 p.m.

**ATTEST:**

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**Tanya Boggs, Chairperson**

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**Sandi Jackson, Administrative Assistant II**